

Lewis

County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2016-157

Taxpayer's Name: Balmelli Family Ltd.

Mailing Address: 132 Newaukum Valley Rd.

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 017707001027

Hearing Was Held On: November 15, 2018

Board Members Present: Peggy Laso, Dennis Blake, and Russ Wigley

Decision of Board:

Value Sustained: \$69,100.00

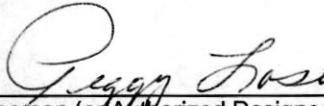
Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: Digital Recording

Hearing Began at (time): 11:08 am

Ended at (time): 11:13 am


Chairperson (or Authorized Designee)

12/6/18
Date

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Order of the Lewis County
Board of Equalization

Property Owner: Balmelli Family Ltd.
Parcel Number(s): 017707001027
Assessment Year: 2016 Petition Number: 2016-157

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☒ sustains ☐ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>69,100</u>
<input type="checkbox"/> Improvements	\$	<u>0</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>69,100</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>69,100</u>
<input type="checkbox"/> Improvements	\$	<u>0</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>69,100</u>

This decision is based on our finding that:

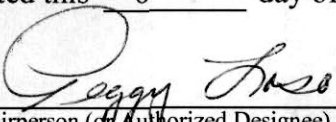
The Board sustains the Assessor's determination of value based upon the evidence presented.

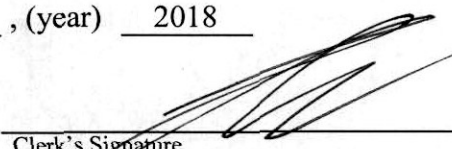
The Board can only use information presented during the hearing in order to make their decision. The appellant provided no comparable sales, and the Assessor's Office did provide sales.

The Board concludes that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

Please note that the Board Orders from the Board of Equalization hearing are not verbatim. A tape of the meeting may be purchased at the Commissioners' Office

Dated this 6th day of December, (year) 2018


Chairperson (or Authorized Designee) Signature


Clerk's Signature

NOTICE

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2017-141

Taxpayer's Name: Leslie Niemi

Mailing Address: 8034 40th Ave NE

City: Seattle

State: WA

Zip Code: 98115

Taxpayer's Parcel No: 024027003000

Hearing Was Held On: November 15, 2018

Board Members Present: Peggy Laso, Dennis Blake, and Russ Wigley

Decision of Board:

Value Sustained: _____

Value Changed From: \$167,300.00

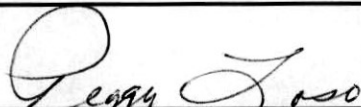
To: \$94,500.00

Other: _____

Recorded on Tape No: Digital Recording

Hearing Began at (time): 1:32 pm

Ended at (time): 2:47 pm



Chairperson (or Authorized Designee)

Date

12/6/18

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Order of the Lewis County

Board of Equalization

Property Owner: Leslie Niemi

Parcel Number(s): 024027003000

Assessment Year: 2017

Petition Number: 2017-141

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☐ sustains ☒ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>68,400</u>
<input type="checkbox"/> Improvements	\$	<u>98,900</u>
<input type="checkbox"/> Minerals	\$	<u></u>
<input type="checkbox"/> Personal Property	\$	<u></u>
Total Value	\$	<u>167,300</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>56,000</u>
<input type="checkbox"/> Improvements	\$	<u>38,500</u>
<input type="checkbox"/> Minerals	\$	<u></u>
<input type="checkbox"/> Personal Property	\$	<u></u>
Total Value	\$	<u>94,500</u>

This decision is based on our finding that:

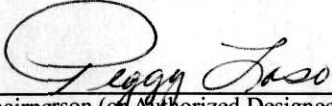
The Board overrules the Assessor's determination of value based upon the evidence presented. The Board felt that the appellant proved the Assessor's valuation was not correct.

This was a complicated hearing. The Board feels that the value placed on this property by the Assessor's Office was based upon incomplete information that the Assessor had. The Assessor trended this property but the trending was based upon an unknown value and was trended unseen. The Assessor's Office last visited this property at the beginning of 2016. Since that time, the appellant had an appraisal done. The appraisal documented the condition and issues on this property.

The Board concludes that the petitioner provided clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Dated this 6th day of December, (year) 2018


Chairperson (or Authorized Designee) Signature


Clerk's Signature

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2017-140

Taxpayer's Name: Living Trust of Mark and Brandee Oppelt

Mailing Address: 701 Washington St.

City: St. Charles

State: MO

Zip Code: 63301

Taxpayer's Parcel No: 028210022000

Hearing Was Held On: November 15, 2018

Board Members Present: Peggy Laso, Dennis Blake, and Russ Wigley

Decision of Board:

Value Sustained: _____

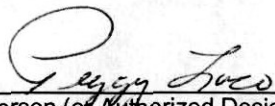
Value Changed From: \$73,900.00 To: \$62,000.00

Other: _____

Recorded on Tape No: Digital Recording

Hearing Began at (time): 1:07 pm

Ended at (time): 1:26 pm


Chairperson (or Authorized Designee)

12/6/18
Date

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Order of the Lewis County
Board of Equalization

Property Owner: Living Trust of Mark and Brandee Oppelt

Parcel Number(s): 028210022000

Assessment Year: 2017

Petition Number: 2017-140

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☐ sustains ☒ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>73,900</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>73,900</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>62,000</u>
<input type="checkbox"/> Improvements	\$	<u> </u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>62,000</u>

This decision is based on our finding that:

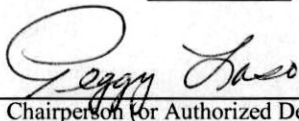
The Board overrules the Assessor's determination of value based upon the evidence presented. The Board felt that the appellant proved the Assessor's valuation was not correct.

There is a road going through this property and a portion of this property is swampy. The appellant and Assessor used the same comparable sale at 0 Deer Park Ln that sold for \$62,500. The Assessor also had a second comparable sale that sold for \$60,000. Neither of the comparable sales had the issue of a road dividing the property.

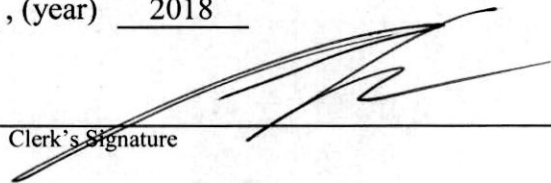
The Board concludes that the petitioner provided clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2017-111

Taxpayer's Name: Benjamin & Elaine Tolson

Mailing Address: P.O. Box 1346

City: Chewelah

State: WA

Zip Code: 99109

Taxpayer's Parcel No: 005604046002

Hearing Was Held On: November 15, 2018

Board Members Present: Peggy Laso, Dennis Blake, and Russ Wigley

Decision of Board:

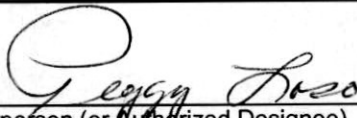
Value Sustained: \$143,800.00

Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: Digital Recording

Hearing Began at (time): 9:04 am Ended at (time): 9:37 am


Chairperson (or Authorized Designee)

12/6/18
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Order of the Lewis County
Board of Equalization

Property Owner: Benjamin & Elaine Tolson

Parcel Number(s): 005604046002

Assessment Year: 2017 Petition Number: 2017-111

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☒ sustains ☐ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>39,000</u>
<input type="checkbox"/> Improvements	\$	<u>104,800</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>143,800</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>39,000</u>
<input type="checkbox"/> Improvements	\$	<u>104,800</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>143,800</u>

This decision is based on our finding that:

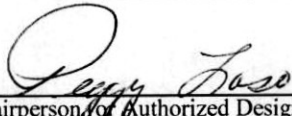
The Board sustained the Assessor's determination of value based upon the evidence presented.

The original assessed value of the subject property was \$173,000. The Assessor's office did inspect the property and made a correction in value due to a manifest error. This Board feels that the Assessor's office did adjust the value of the property to reflect what they saw during inspection.

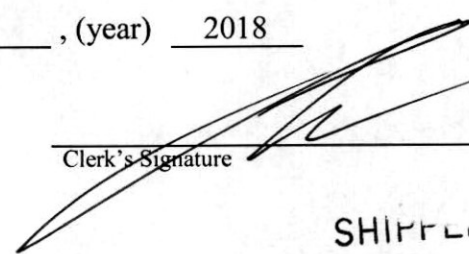
The Board concludes that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Dated this 6th day of December, (year) 2018



Chairperson (or Authorized Designee) Signature



Clerk's Signature

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Distribution: • Assessor • Petitioner • BOE File

Lewis

County Board of Equalization
Board Clerk's Record of Hearing

Petition No: 2017-016

Taxpayer's Name: Wilbur Karch

Mailing Address: 188 Macomber Rd.

City: Chehalis

State: WA

Zip Code: 98532

Taxpayer's Parcel No: 017779005002

Hearing Was Held On: November 15, 2018

Board Members Present: Peggy Laso, Dennis Blake, and Russ Wigley

Decision of Board:

Value Sustained: \$247,500.00

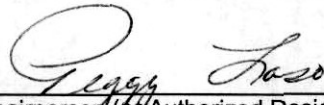
Value Changed From: _____ To: _____

Other: _____

Recorded on Tape No: Digital Recording

Hearing Began at (time): 9:46 am

Ended at (time): 10:03 am


Chairperson (or Authorized Designee)

12/6/18
Date

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Order of the Lewis County
Board of Equalization

Property Owner: Wilbur Karch
Parcel Number(s): 017779005002
Assessment Year: 2017 Petition Number: 2017-016

Having considered the evidence presented by the parties in this appeal, the Board hereby:

☒ sustains ☐ overrules the determination of the assessor.

Assessor's True and Fair Value

<input type="checkbox"/> Land	\$	<u>78,000</u>
<input type="checkbox"/> Improvements	\$	<u>169,500</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>247,500</u>

BOE True and Fair Value Determination

<input type="checkbox"/> Land	\$	<u>78,000</u>
<input type="checkbox"/> Improvements	\$	<u>169,500</u>
<input type="checkbox"/> Minerals	\$	<u> </u>
<input type="checkbox"/> Personal Property	\$	<u> </u>
Total Value	\$	<u>247,500</u>

This decision is based on our finding that:

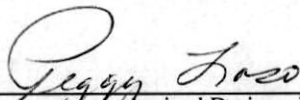
The Board sustained the Assessor's determination of value based upon the evidence presented.

The appellant provided no comparable sales. In reviewing the comparable sales used by the Assessor's office, this Board feels that none of the sales are valid sales. Comparable 1 had an incorrect quality and no adjustment was made, comparable 2 was much newer, and comparable 3 had a view but no basement.

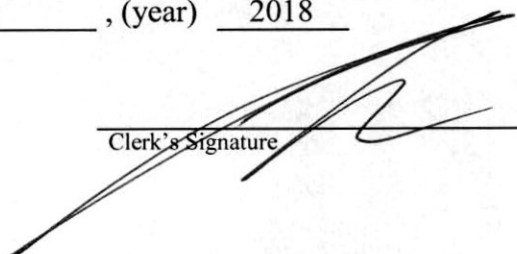
The Board concludes that the petitioner did not provide clear, cogent, and convincing evidence to overcome the Assessor's presumption of correctness.

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Clerk's Signature

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Distribution: • Assessor • Petitioner • BOE File

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